

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Urban Land (Ceiling & Regulation) Repeal Act, 1999 – Surplus land taken possession under the provisions of the principal Act, 1976 to an extent of Ac.9.14 gts., in Sy.No.82, 122 and 123 (Part) of Saidabad Village and Mandal, Hyderabad District and under occupation of the 3rd parties – Allotment of land in favour of M/s. Roudri Co-operative Housing Society Limited, Saidabad – Orders – Issued.

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REVENUE (UC. IV) DEPARTMENT

G.O.Ms.No.1451.

Dated:06.12.2008.

Read the following:-

1. G.O.Ms.No.615, Revenue (UC.I) Department, dt:26.04.2008
2. From the Special Officer & Competent Authority, Urban Land Ceiling, Hyderabad Letter No.J/7450/76, dt.28.07.2008 and dt.10.10.2008.

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O R D E R:-

Whereas, the Government have issued guidelines in the reference 1st read above for allotment / exemption of surplus lands taken possession by the Government under the provisions of Principal Act, 1976 and saved under section 3(1)(a) of the Urban Land Ceiling Repeal Act, 1999, to settle all the pending applications received before 31.03.2006 and pending as on 27.03.2008 by adopting the slab rates prescribed in G.O.Ms.No.455 / 456, Revenue (UC. I) Department, dt.29.07.2002.

2. Whereas, the Roudri Co-operative Housing Society Limited, Hyderabad have entered into Sale Agreement for purchase of land from Sri Mohd. Mahaboob Mohiuddin and others for an extent of Ac. 25.00 gts., and the request for exemption of the land under G.O.Ms.No.136, dt.21.08.1981, was rejected. Sri Mohd. Mohiuddin and others were declared as surplus land holders and an extent of 80,308.85 sq.mtrs., in Sy.No.65 to 77, 82, 122, 123 and 125 of Saidabad Village, Hyderabad District was taken possession on 09.02.2008.

3. Whereas, the Society requested to consider the regularization of plots in favour of its members in terms of G.O. 455. Accordingly in G.O.Ms.No.457, Revenue (UC. II) Department, dt.24.03.2003, Government have issued orders relaxing the conditions laid down in paras 4(e) to (h) of G.O. 455 in favour of the members of M/s. Roudri Co-operative Housing Society Limited. Aggrieved by this, certain Court Cases were filed and the same were dismissed. Now, the Society has submitted that now an extent of Ac 9.14 gts., of land only is available and it is not possible to distribute the same to its members as it is very small in extent as against original agreement and large portion of balance area was under encroachment of others and also taken for construction of houses under VAMBAY Housing Scheme and therefore, requested to regularize the land in favour of the Society to develop and to construct residential flats and to allot the same to its members.

4. Whereas, the Special Officer & Competent Authority, Urban Land Ceiling, Hyderabad reported that out of total extent of Ac. 25.00 gts., Ac. 6.20 gts., was encroached by M/s. Bhanu Construction Housing Society, Ac. 4.10 gts., was encroached by illegal huts, Ac. 1.23 gts., covered by R.C.C. Road, Ac. 0.20 gts., covered by Mosque, Ac. 1.00 gts., covered by Graveyards, Ac. 6.03 gts., was taken over for construction of houses under VAMBAY Housing Scheme and Ac. 5.04 gts., of vacant land covered by compound wall.

5. The Special Officer & Competent Authority, Urban Land Ceiling, Hyderabad recommended for consideration of the request of M/s. Roudri Co-operative Housing Society to allot the vacant land to an extent of Ac. 5.04 gts., which is vacant and covered by compound wall and also the land to an extent of Ac. 4.10 gts., which is under illegal encroachments by others, in favour of M/s. Roudri Co-operative Housing Society Limited instead of allotting it to the individual Members of the Society as the surplus land to be allotted in favour of the said Society was reduced considerably due to construction of Flats under VAMBAY Scheme and the available land on ground could not be allotted in favour of the members of the Society because the availability of land is very small in size.

6. Whereas, the Special Officer, Urban Land Ceiling, Hyderabad has also reported that the Collector, Hyderabad and Revenue Divisional Officer, Hyderabad assured that they would evict the encroachments so as to facilitate the Roudri Co-operative Housing Society Limited for the development of land subject to clearance from Urban Land (Ceiling & Regulation) Act, 1976.

7. Government after careful examination of the matter and as the Collector has given consent to evict the encroachments, hereby decided to allot the surplus land to an extent of Ac. 9.14 gts., (Ac. 5.04 gts., covered with compound wall and Ac. 4.10 gts., covered by encroachers) in favour of M/s. Roudri Co-operative Housing Society Limited, Saidabad in terms of the orders issued in the G.O. first read above, as a Special Case to facilitate the Society to take up construction of residential apartments and to allot the flats to the individual members of the Society.

8. Accordingly, the Government hereby allot the excess land taken possession by the State Government under the provisions of the Principal Act, 1976 to an extent of Ac. 9.14 gts., in Sy.No.82, 122, 123/P of Saidabad Village and Mandal, Hyderabad District in favour of M/s. Roudri Co-operative Housing Society Limited, Saidabad who are reported to be in possession of the excess land. Since the members of the Society have also paid the requisite amounts prescribed in G.O.Ms.No.455, dt.29.07.2002, as a Special Case, to facilitate the Society to take up construction of residential apartments and to allot the flats to the individual members of the Society, the land is allotted to Society instead of individual members in view of the reasons mentioned in para (3) and (4).

9. The name of M/s. Roudri Co-operative Housing Society Limited shall be incorporated in Revenue, Registration & Survey records accordingly by the authorities concerned. The Chief Commissioner of Land Administration and the Commissioner & Inspector General of Registration & Stamps shall ensure compliance of these orders.

10 A copy of this order, together with the relevant sketch of the land allotted, measurements thereof and its boundaries with topographical details, duly attested by the competent authority shall be delivered to the allottee concerned under proper acknowledgement.

11. The list of beneficiaries two hundred and twenty is enclosed.

12. The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad is requested to report compliance to the Government within a month.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

K. RATNA PRABHA
PRINCIPAL SECRETARY TO GOVERNMENT

To

M/s. Roudri Co-operative Housing Society, Saidabad
(through the Special Officer & Competent Authority, Urban Land Ceiling, Hyderabad).

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad (with records).

The Special Chief Secretary & Chief Commissioner of Land Administration, Hyderabad.

The Principal Secretary to Govt., MA & UD Department.

The Commissioner & Inspector General of Registration & Stamps, Hyderabad

The District Registrar, Hyderabad District.

The Sub-Registrar concerned through District Registrar, Hyderabad District.

The Commissioner & Director of Survey Settlements, Hyderabad.

The Asst. Director Survey & Land Records, Hyderabad District.
(through Commissioner & D.O.S, Hyderabad)

The Vice-Chairman & Managing Director, HUDA, Secunderabad.

The District Collector, Hyderabad District.

The Mandal Revenue Officer, Saidabad
through the Collector, Hyderabad District.

The OSD ULC, Revenue Department.

SF/SC.

//FORWARDED BY ORDER//

SECTION OFFICER